



630-587-7400

10606 S Prospect Avenue, Chicago, IL 60643



Purchase Price **\$485,000**  
 Property Type **Multi Family**  
 Beds/Baths **8 beds, 4 baths**  
 # of units **2**  
 Square Feet **2,486**  
 Occupancy Status **Occupied**  
 Year Build **1895**

- 6.2%** • Cap Rate
- 3.1%** • Total Return  
• Conventional Purchase
- \$2,487** • Monthly Cash Flow  
• Cash Purchase
- \$67** • Monthly Return  
• Conventional Purchase

**All information provided by GC Realty & Development, LLC is provided in good faith.  
 Representation or warranty of any kind regarding accuracy or validity of information is not guaranteed.**

### Property Information

2 unit building                                      Both leases will be month to month starting July 1, 2024  
 Tenants pay gas and electric                      Subsidy tenants

### Financial Details

	Year 1	Year 2	Year 3	Year 4	Year 5
Gross Scheduled Rent	<b>\$47,280</b>	<b>\$48,698</b>	<b>\$50,159</b>	<b>\$51,664</b>	<b>\$53,214</b>
Less Vacancy Amount	\$2,364	\$2,435	\$2,508	\$2,583	\$2,661
<b>Gross Operating Income</b>	<b>\$44,916</b>	<b>\$46,263</b>	<b>\$47,651</b>	<b>\$49,081</b>	<b>\$50,553</b>
<b>Annual Operating Expenses</b>					
Property Management	\$3,593	\$3,701	\$3,812	\$3,926	\$4,044
Annual Property Tax	\$5,363	\$5,497	\$5,635	\$5,775	\$5,920
Annual Insurance Premium	\$2,300	\$2,358	\$2,416	\$2,477	\$2,539
Repairs and Maintenance	\$2,246	\$2,313	\$2,383	\$2,454	\$2,528
Landscaping/Snow Removal	\$0	\$0	\$0	\$0	\$0
Utilities	\$1,575	\$1,614	\$1,655	\$1,696	\$1,739
<b>Total Operating Expenses</b>	<b>\$15,077</b>	<b>\$15,483</b>	<b>\$15,900</b>	<b>\$16,329</b>	<b>\$16,769</b>
<b>Net Operating Income</b>	<b>\$29,839</b>	<b>\$30,780</b>	<b>\$31,751</b>	<b>\$32,752</b>	<b>\$33,784</b>
<b>Cap Rate</b>	<b>6.2%</b>	<b>6.3%</b>	<b>6.5%</b>	<b>6.8%</b>	<b>7.0%</b>

### Cash on Cash ROI

Down Payment (25%)	\$121,250				
Closing Costs	\$24,250				
Total Loan Payment	\$29,040	\$29,040	\$29,040	\$29,040	\$29,040
Loan Payment Interest (7%)	\$25,345	\$25,078	\$24,792	\$24,485	\$24,155
Loan Payment Principal (30 years)	\$3,695	\$3,962	\$4,249	\$4,556	\$4,885
Cash Return	\$798	\$1,740	\$2,711	\$3,712	\$4,744
<b>Total Return</b>	<b>\$4,493</b>	<b>\$5,702</b>	<b>\$6,959</b>	<b>\$8,267</b>	<b>\$9,629</b>
<b>Total Return</b>	<b>3.1%</b>	<b>3.9%</b>	<b>4.8%</b>	<b>5.7%</b>	<b>6.6%</b>

